

32802

WARRANTY DEED

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THIS INDENTURE WITNESSETH, That HARRY R. WAGGONER and NORMA E. WAGGONER, husband and wife, herein called "grantors", in consideration of EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to ERIC C. LEWIS and BEVERLY A. LEWIS, husband and wife, herein called "grantees", their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

PARCEL 1: Beginning at an iron axle which lies S. 89°51' W. a distance of 30 feet and S. 1°14' E. a distance of 42.05 feet from the quarter corner common to Sections 2 and 3, Township 39 S., R. 9 E.W.M., and which iron axle is in the southerly right of way line of The Dalles-California Highway 40 feet South of the center line thereof, and 30 feet West of the section line common to Sections 2 and 3, Township 39 S., R. 9 E.W.M.; thence S. 89°14' W. along the southerly right of way line of said Highway, running parallel to and 40 feet distance from the center line of said Highway a distance of 150 feet to the point of beginning; thence continuing S. 89°14' W. a distance of 100 feet; thence S. 1°14' E. a distance of 150 feet; thence N. 89°14' E. a distance of 100 feet; thence N. 1°14' W. a distance of 150 feet to the point of beginning, being a parcel of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 3, Township 39 S., R. 9 E.W.M., less portion thereof conveyed to State Highway Commission for road purposes by deed recorded in Volume 190, Page 295, records of Klamath County, Oregon.

PARCEL 2: A parcel of land lying in the NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 3, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at a point which is S. 55.03 feet and S. 89°14' W. 280 feet from the quarter section corner common to Sections 2 and 3, Township 39 S., R. 9 E.W.M., said point also being 53 feet South of (when measured at right angles to) the relocated center line of the Klamath Falls-Malin Highway; thence continuing S. 89°14' W. a distance of 25.0 feet; thence S. 0°30'30" E. 137 feet; N. 89°58'30" E. 25.0 feet; thence N. 0°30'30" W. 137 feet to the point of beginning, containing 3425 square feet, more or less, SAVING AND EXCEPTING from said parcel the westerly 7 longitudinal feet thereof.

SUBJECT TO: (1) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith. (2) Rules, regulations and assessments of South Suburban Sanitary District. (3) Easement, including the terms and provisions thereof, executed by Klamath County School District, a corporation, in favor of California Oregon Power Company, a corporation, dated June 10, 1946, recorded June 18, 1946, in Deed Volume 191, Page 98, records of Klamath County, Oregon,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

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TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantors do covenant to and with said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$85,000.00.

IN WITNESS WHEREOF, We have hereunto set our hands this 30th day of December, 1976.

HARRY R. WAGGONER
NORMA E. WAGGONER

STATE OF OREGON }
County of KLAMATH }

ss. 12-30-76

Personally appeared HARRY R. WAGGONER and NORMA E. WAGGONER, husband and wife, known to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Thomas J. Smith
NOTARY PUBLIC FOR OREGON
My commission expires 12-21-78

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Record for record on request of

on 21 day of July A. D. 1977 at 10:16 clock A. M., and

fully recorded in Vol. M 77, of Deeds on Page 12903

Fee \$6.00

Wm. D. MILNE, County Clerk
By Pat McCallough

Return to:

SEND TAX STATEMENTS TO:
ERIC C. and BEVERLY A. LEWIS
4052 South Sixth Street
Klamath Falls, Oregon 97601

(Warranty Deed - 2)